

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: The Villas at Sierra Ranch Subdivision

Lead Agency: City of Tulare Contact Person: Steven Sopp
 Mailing Address: 411 E. Kern Avenue Phone: (559) 684-4216
 City: Tulare Zip: 93274 County: Tulare

Project Location: County: Tulare City/Nearest Community: Tulare
 Cross Streets: Retherford Street, Corvina Avenue alignment Zip Code: 93274

Longitude/Latitude (degrees, minutes and seconds): 36 ° 233 ' " N / 119 ° 330 ' " W Total Acres: 11.77

Assessor's Parcel No.: 166-020-006 Section: 35 Twp.: 19S Range: 24E Base: M.D.B&M
 Within 2 Miles: State Hwy #: SR-99, SR 63 Waterways: Mot Di tch; Liberty Di tch; Kaweah Di tch; Tulare Canal
 Airports: NA Railways: Uni on Pacific Schools: Liberty, Missi on Valley;

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 91 Acres 11.77
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant / C-3 / Community Commercial

Project Description: *(please use a separate page if necessary)*

The proposed project involves the development of 91 single family residential units in a gated private development. The proposed project would result in on-site infrastructure improvements, including extension of existing streets and private streets within the subdivision. The project site is zoned C-3 (Retail Commercial) and designated Community Commercial in the Tulare General Plan. The proposed residential use is a conditional use in the C-3 zone.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

